

THIS INSTRUMENT WAS PREPARED BY:

TY Investments, LLC
15 Bull Street
Suite 200
Savannah, Georgia 31401
(912) 721-5801

THIS INSTRUMENT SHOULD BE RETURNED TO:

Return To: First American Title Insurance Company
2001 Airport Road, Suite 301
Flowood, MS 39232
Attn: Melissa Holyfield
(601) 366-1222

Indexing Instructions: SW 1/4, Section 28, T1S, R1W, City of Olive Branch, DeSoto Co., MS
SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT TY INVESTMENTS, LLC, a Georgia limited liability company, whose mailing address is 15 Bull Street, Suite 200, Savannah, Georgia 31401, hereinafter referred to as Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, to Grantor in hand paid by **NATIONAL RETAIL PROPERTIES, LP**, a Delaware limited partnership, whose mailing address is 450 South Orange Avenue, Suite 900, Orlando, Florida 32801, hereinafter referred to as Grantee, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee all that certain lot, tract, or parcel of land situated in DeSoto County, Mississippi, more particularly described on **Exhibit "A"** attached hereto;

TOGETHER WITH all of the improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "Property");

* Phone No. 912-721-5801

** Phone No. 321-239-1800

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TitleMax
Store Name: Olive Branch
7075 Cockrum Street
Olive Branch, Mississippi

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PROVIDED, HOWEVER, that this conveyance is made and accepted subject to those matters described on **Exhibit "B"** attached hereto and made a part hereof by this reference for all purposes;

TO HAVE AND TO HOLD the Property, subject to the exceptions and reservation hereinafter stated, together with all and singular the rights and appurtenances thereto in any manner belonging to Grantor, unto the said Grantee, Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors to Warrant and Forever Defend all and singular the Property unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, subject however, to those matters described on **Exhibit "B"** hereto.

EXECUTED this 16th day of October, 2011.

Signed, sealed and delivered
in the presence of:

TY INVESTMENTS, LLC,
a Georgia limited liability company

Max Chandler
Name: Max Chandler

By: Tracy Young
Tracy Young, Member

Clayton E. Carter
Name: Clayton E. Carter

STATE OF GEORGIA
COUNTY OF CHATHAM

Personally appeared before me, the undersigned authority in and for the said county and state, on this 16th day of October, 2011, within my jurisdiction, the within named Tracy Young, who acknowledged to me that he is the Member of **TY INVESTMENTS, LLC**, a Georgia limited liability company, and that for an on behalf of said limited liability company, and as the act and deed of said limited liability company, he executed the above and foregoing instrument, after first having been duly authorized to do so.

Marvina A. Fentress
Notary Public, State of Georgia

Printed Name: MARVINA A. FENTRESS
Commission No.: Notary Public, Chatham County, GA
Commission Expires: My Commission Expires July 13, 2014

EXHIBIT "A"**LEGAL DESCRIPTION**

Real property in the City of Olive Branch, County of DeSoto, State of Mississippi, described as follows:

Commencing at the Southeast corner of Section 28, Township 1 South, Range 6 West, in the City of Olive Branch, DeSoto County, Mississippi, and run West a distance of 32.8 feet; thence run North a distance of 331.0 feet, more or less, to an iron pin at the Northeast corner of the Home Telephone Company property, said point being the point of beginning of the herein described property; run thence South 85 deg. 39 min. West, along the North line of the Home Telephone Company property a distance of 140.00 ft., to a nail set in pavement; thence North 4 deg. 15 min. West a distance of 78.50 ft. to a nail; thence North 61 deg. 55 min. East a distance of 27.33 ft. to a nail; thence North 85 deg. 39 min. East a distance of 115.00 ft. to a nail set on the West right of way line of Germantown Road; thence South 4 deg. 15 min. East along the West line of Germantown Road a distance of 89.50 ft more or less, to the point of beginning of the herein described property containing 0.2845 acres, more or less, and being situated in the Southwest Quarter of Section 28, Township 1 South, Range 6 West, DeSoto County, Mississippi, Less and Except: 0.02 acres off the East side conveyed to MS Transportation Commission by Deed Book 295, Page 285 of the Land Deed Records, Chancery Clerk's Office, DeSoto County, Mississippi.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2011 and subsequent years, not yet due and payable.

2. Easements and Setback lines as shown on Parcel 2 of Plat of the Property of DeSanctis, Geeslin & Geeslin & Ward's Restaurant recorded in Plat Book 32, Page 42.

ANY REFERENCE HEREIN TO THE ABOVE PERMITTED ENCUMBRANCES SHALL NOT OPERATE TO REIMPOSE THE SAME.

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